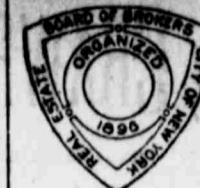


REAL ESTATE NEWS.**WANTS AND OFFERS
REAL ESTATE
BOARD OF BROKERS
OF THE CITY OF NEW YORK,
NO. III BROADWAY.****WANTS.**

RULAND & WHITING, 5 Beckman St.—Want a small house on Murray Hill for a cash customer.

WM. HENRY FOLSON, 14 West 29th St.—Wants below 50th st. and between Park and 6th avs., private dwelling, 4 or 5 stories and about 100 feet front of frontage.

J. EDGAR LEAVCRAFT & CO., 19 West 42d St.—Want to buy a large brick building, 100x100, built during 1860 and 1870s, for improvement.

FOLSON BROS., 88 Broadway—Want to buy old buildings as near the river front as possible suitable for smelting metals.

SELLING BROS., 149 Broadway—Want immediately a new corner building with 10,000 and 20,000 square feet in an extra heavy building within half a mile of the entrance to the station.

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The greater part of the trading affected private houses and flats. Probably next in importance were a half dozen purchases of mercantile property, mostly by men of means, including a parcel in the dry-goods section of Broadway, two in the financial district and one in the retail shopping centre. Purely speculative purchases, except in the Pennsylvania-Long Island blocks were practically confined to several midtown sites for apartment hotels and one or two plots will be improved with loft buildings.

The general level of prices is too high for professional operators to buy anything but miscellaneous property. This is especially true of the individual operator, who, however, still has open to him the old resort of foreclosing parts of sites required for big improvements. Two well-known operators acting together are said to have brought up about thirty parcels on the proposed site of the Pennsylvania-Long Island station before the station project was authoritatively announced.

The Pennsylvania-Long Island tunnel project implies a widening of the field of speculation to include the New Jersey suburbs.

But as yet speculation has been confined to vacant lots and anticipated property ripe for re-improvement. Modern buildings have consequently experienced little advance in price, and the relative cheapness of improved property explains a large part its predominance in recent dealings.

The effect of the railroad station on its immediate neighborhood will, it is thought, be conservative rather than revolutionary.

The absence of open tracks will naturally prevent depreciation of the property to the west, which on the other hand, will hardly be directly benefited, except that the addition of hundreds of feet of front and small lots will increase the pressure on nearby houses.

The tenement section to the south will be little changed. The tide of travel will obviously be down Seventh and Eighth avenues and along Thirty-third street and other streets in the lower Thirties. But the principal effects will be experienced in Broadway and Sixth and Fifteenth avenues, for the station will emphasize the influences that have made this district the city's amusement, hotel and shopping centre.

Private Sales.

John P. Kirwan has sold No. 428 West Thirty-second street, between Ninth and Tenth avenues, a four-story tenement, for \$10,000.

M. J. Murphy has bought No. 123 West Sixty-fourth street, a private dwelling, from Gilbert Combs, and has sold two lots on the east side of the street to the Mutual Building Fund, trustee, for Lester Solomon. The Ernst-Mary-Nathan Company has sold No. 555 West 149th street, a five-story single flat, for an investment.

The K. C. Baker has sold No. 1247 Park avenue, a five-story double flat, for \$14,000.

Catherine French has sold to Martin H. Goodman No. 72 East Eighty-first street, a four-story brownstone dwelling, on lot 20x102 2.

Edmund Axelrod, has bought the plot, 50x108 on the north side of Ninety-fourth street, 100 feet west of West End avenue.

A six-story apartment house, 100x100, same to same, has been sold for \$10,000.

John C. Baker has sold for Robert Baker to Dr. John G. Doyle No. 222 East Thirtieth street, a three-story and basement brownstone dwelling, on lot 18x88.6, for \$14,000.

John P. Van Buskirk has sold to Sadie M. Bager No. 322 East Thirty-first street, a three-story dwelling, on lot 10x100.

Mrs. E. W. Carpenter has sold Nos. 206 and 207 Carpenter street, two four-story dwellings, on 20x100.

Paul Mayer and George W. Dougherty have sold for the estate of John R. Ford to the estate of John R. Ford, the corner of Lenox Avenue and 112th street, together with an "L" on 113th street, 20x100.

The K. C. Baker has sold No. 255 West 17th street, on the north side of 17th street, 150 feet west of Amsterdam Avenue, for \$10,000.

John P. Kirwan has sold No. 347 West 141st street, a five-story flat, on lot 25x100, to Charles M. Brush.

The K. C. Baker has sold No. 125 West 141st street, a five-story flat, on lot 25x100, to Charles M. Brush.

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